R02-22-A-009

FY2022 Application for EPA Brownfields Community-Wide Assessment Grant for States and Tribes
New Jersey Economic Development Authority

Narrative Information Sheet

Pertinent applicant information:

1. Applicant Information: New Jersey Economic Development Authority
PO Box 990, Trenton, New Jersey 08625-0990
Street Address: 36 West State Street, Trenton, New Jersey 08625

2. Funding Requested:
a. Assessment Grant Type: Community-Wide Assessment Grant for States and Tribes
b. i) Federal Funds Requested $2,000,000
ii) N/A; No Site – Specific Waiver is being requested

3. Location: NJEDA is a state organization. While communities throughout the state could make use of the funding, the application focus is the geographic area of thirteen (13) municipalities designated as high priority by the State of New Jersey due to historic disinvestment. These municipalities are part of two state initiatives to enhance capacity: the Community Collaborative Initiative (CCI) and the Government Restricted Municipality (GRM).

4. Property Information: The communities listed below are the seven target areas for this grant application. The name and address of a priority site within each community is also listed.

Paterson	Allied Textile Printing (ATP) Site	28-30 Van Houten Street, Paterson, NJ
Trenton	Oxford Street Site	53-61 Oxford Street Site, Trenton, NJ
Perth Amboy	Gateway Site (formerly Celltex)	Raritan Bay and Rt 35, Perth Amboy, NJ
Atlantic City	Riverside Business Park	North Riverside Drive and Absecon Boulevard, Atlantic City, NJ
Jersey City	Fairmont Triangle Park Expansion	3-5 Storms Avenue, Jersey City, NJ
Bridgeton	Tin Can Site	155 Spruce Street, Bridgeton, NJ
Millville	Wheaton Glass	200- 300 G Street, Millville, NJ

5. Contacts

a. Project Director
Elizabeth Limbrick
Director, Brownfields and Sustainable Systems
PO Box 990, Trenton, New Jersey 08625-0990
Street Address: 36 West State Street, Trenton, New Jersey 08625
609-414-2090 (Mobile)

b. Chief Executive
Tim Sullivan
Chief Executive Officer
PO Box 990, Trenton, New Jersey 08625-0990
Street Address: 36 West State Street, Trenton, New Jersey 08625
609-858-6767

6. Population:

633,000 (2019 US Census Bureau Estimates)*

* NJEDA is a state organization. The application targets seven (7) communities within the thirteen (13) municipalities designated as Community Collaborative Initiative (CCI) and Government Restricted Municipality (GRM) communities. The population provided is the total for all seven (7) target communities. The estimated State population is 8,878,503.

7. Other Factors Checklist: Please see below.

Other Factors	**Page #**
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	4
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1, 2, 3
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	2, 5
The reuse of the priority site(s) will incorporate energy efficiency measures.	5
30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.	4

8. Letter from State Authority: Please see attached.

9. Releasing Copies of Applications: Not applicable; no confidential information claimed.

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

State of New Jersey
Department of Environmental Protection
Site Remediation Waste Management Program
Office of Brownfield and & Community Revitalization
Mail Code 401-05k, PO Box 420
Trenton, New Jersey 08625
http://www.nj.gov/dep/srp/

Shawn M. LaTourette
Commissioner

November 8, 2021

Mr. Michael S. Regan, Administrator
US Environmental Protection Agency
1200 Pennsylvania Ave, N.W.
Washington, DC 204605

RE: USEPA Assessment Grant Application for NJEDA

Dear Administrator Regan,

The New Jersey Department of Environmental Protection (NJDEP) received a request from the New Jersey Economic Development Authority (NJEDA) for a state acknowledgement letter for a United States Environmental Protection Agency (USEPA) brownfield grant application.

The NJDEP fully supports the NJEDA's application for a $2 Million Community-wide Assessment Grant for States and Tribes. This will fund the assessment of brownfield sites throughout the state, particularly those within the State designated CCI and GRM communities, which represent communities of need throughout New Jersey.

If awarded, the funds will be used to conduct assessment activities at brownfield sites within these priority communities, assisting with the return of these vacant and underutilized properties to public benefit. This complements NJEDA's EPA Brownfield Revolving Loan Fund Program as well as its targeted suite of incentives, loans, and grants to boost projects in distressed areas. While some NJEDA resources are available, limited funding is not always sufficient to jump start priority brownfield redevelopment projects in these communities in a timely fashion. Award of the EPA funding would provide needed assessment funds, along with outreach, reuse planning and the development of brownfield inventories, which can then be leveraged by NJEDA's various other funding tools to ensure that priority community projects are advanced to address the environmental, social, health and economic needs of their neighborhoods.

The NJDEP encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose, and thus we fully support the application put forth by our sister agency, the NJEDA, to address the great need for brownfield assessment funding across New Jersey.

Sincerely,

William J. Lindner, Administrator
Office of Brownfield & Community Revitalization

Cc:/ Elizabeth Limbrick, NJEDA
Leah Yasenchak, BRS Inc.

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area: The geographic jurisdiction of the New Jersey Economic Development Authority (NJEDA) is the State of New Jersey (NJ). NJ has one of the highest concentrations of brownfield sites in the country, due to our long history of industrialization. NJ industry began in the late 1700s as factories sprang up in north Jersey. Industries such as Paterson's textiles and Perth Amboy's terra cotta were made possible by water power and robust population centers. Farming communities in the south began to develop strong industrial economies between 1900 and 1930, when the state's population doubled, fueling a $4 billion manufacturing base. During World War II, electronics, chemical and petrochemical facilities began large-scale operations across the state. Post 1960s urban decline in cities like Trenton and Paterson and the general decline of manufacturing in all areas of the state created a preponderance of brownfield sites, large and small, throughout NJ.

NJ took an early and proactive approach to addressing brownfields with the creation of the Voluntary Cleanup Program in 1992, later revised as the Licensed Site Remediation Professional (LSRP) Program in 2009. With a new State administration in 2018, the NJEDA was empowered to develop a comprehensive pipeline to address brownfield sites via a program focused on development as the end goal. The NJEDA now has dedicated brownfields staff tasked with transforming distressed sites throughout the state into safe, active locations which support current and future community needs.

NJEDA's EPA Assessment program will prioritize the thirteen distressed communities within two state programs: the Community Collaborative Initiative (CCI) and the Government Restricted Municipality (GRM) communities. The CCI is a place-based partnership, between the New Jersey Department of Environmental Protection (NJDEP) and the NJEDA that tackles quality of life issues in New Jersey's most distressed cities. CCI aligns its interests with those that support environmental and community revitalization, equitable economic development, and enhanced public health outcomes. to advance locally established priorities within communities with high instances of brownfields, poverty, health disparities and revitalization need. The CCI provides a dedicated state employee to resolve complex obstacles to successful remediation and redevelopment. The three state-designated GRM communities (two of which are also CCI communities) are high distress communities which lack capacity and resources to initiate and execute strategic planning initiatives without state assistance. The thirteen priority communities are: Atlantic City, Bayonne, Bridgeton, Camden, Jersey City, Millville, Newark, Paterson, Paulsboro, Perth Amboy, Salem, Trenton, and Vineland.

All of NJ is located within a Metropolitan Statistical area; however the priority areas for this grant are a mix of densely developed urban areas and more rural areas, collectively representing the diversity of the State. Specifically, Atlantic City, Bayonne, Camden, Newark, Paterson, Perth Amboy, Salem, and Trenton are urban, with population densities significantly higher than the US average of 85.5 people /mile^2. Paterson, for example, has 16,740 people/mile^2, and Jersey City has 12,396. This density comes with a corresponding lack of open space; for which unequal access is a particular problem in the distressed, minority neighborhoods targeted by this application. Bridgeton, Millville, Paulsboro, and Vineland are historically more rural. Millville has a population density of 623 people/mile^2, higher than the US average, but significantly more rural than the state density of 1,017 people/mile^2. [1] Cumberland County, home to Millville and Bridgeton, is predominantly rural with 90% [2] of the county used for agricultural, wetlands, forest, water or barren land.

[1] Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates
[2] Cumberland County Soil Survey

ii. Description of the Priority Brownfield Site(s): New Jersey currently has 14,061 sites listed as active known contaminated sites from small corner lots to huge abandoned former factory sites. They include sites in urban areas and rural areas, and represent a range of reuse potential from recreation, mixed use, and commercial; requiring site assessments and reuse planning activities. NJ's highest concentration of contaminated sites tend to occur in waterfront communities and in the northeast (for example Paterson, Trenton, Perth Amboy, Atlantic City, and Jersey City). Less densely populated southern target communities (for example Bridgeton, and Millville) contain a disproportionate number of contaminated sites given their small size. Of the thirteen priority communities, we have selected seven to target, which represent some of our most distressed communities with the most significant brownfield issues, and strongest local government commitment.

Target Community	MRI Distress Score*	Number of KCS^	KCS Rank in NJ^	Waterfront Community
Atlantic City	89.8	148	12	Yes
Bridgeton	84.1	31	170	Yes
Trenton	79.2	118	24	Yes
Paterson	78.1	187	7	Yes
Perth Amboy	60.5	78	60	Yes
Millville	55.3	37	149	No
Jersey City	43.5	525	3	Yes

*MRI Distress Score – Municipal Revitalization Index from 2020. New Jersey scores all 565 municipalities in the state based on residential desirability, and social, economic, education, and fiscal indicators, with 100 representing the most distressed municipality in the State and 0 the least. https://www.nj.gov/dca/home/MuniRevitIndex.html

^KCS – Known and Suspected Contaminated Sites List data from NJDEP November 2021. Ranking represents position out of New Jersey's 564 municipalities in terms of total number of sites

It should be noted that all but two of the targeted priority CCI/GRM census tracts contain a federally designated flood plain. Below are examples of urban and rural brownfields within the target CCI/GRM communities:

Riverside Business Park, Atlantic City

Owner: City of Atlantic City| Reuse: Business Park

Atlantic City is a famous oceanfront resort community whose golden age in the 1920s gave way to a decline in the mid 20th century. To revitalize the city, gambling was legalized in 1976 leading to a brief resurgence, but the city's fortunes began to decline again in the 1990s. The city today is at high risk for sea level rise, and suffers with staggering poverty and crippling unemployment. As part of a larger effort at diversifying the economy, Atlantic City is focused on developing a 12-acre site, the Riverside Business Park, as a light manufacturing center. This site was home to multiple gas stations, restaurants, and a steel manufacturing facility but is now vacant, and will provide an opportunity for the city to relocate existing businesses wishing to expand, and to attract new manufacturing. ***The off shore wind farms scheduled to be constructed off the coast of Atlantic City provide an opportunity to capitalize on the many spin off industries that will be required.*** A 2013 EPA cleanup grant addressed site contamination, but to move the site to redevelopment, funding for a reuse/market study and outreach is needed.

Tin Can Site, Bridgeton

Owner: City of Bridgeton | Reuse: Recreation

Bridgeton is a small city in southern New Jersey along the Delaware River. Early industry included a sawmill established in 1686, followed by an iron works in 1814, and agriculture. Later glass factories, sewing factories, and metal and machine works were constructed. The city suffered an economic downturn in the 1980s with the loss of its remaining manufacturing sector jobs in glass and textiles. Agricultural employment, however, has continued to attract immigrant workers. The Tin Can site is a 13.7-acre former landfill, abandoned since the 1950s, located adjacent to the Maplewood Gardens affordable housing complex, the Cherry Street School, and the DeEdwin Hursey Recreation Center. The vision for the site is the construction of a multi-purpose field for football, soccer and other field games;

picnic tables, benches, multi-use trails and a backstop for ball activities; and a "mini-gym" structure for fitness activities. Funding is required for site assessment and reuse planning to ensure the reuse is consistent with the environmental constraints of the site.

Oxford Street, Trenton

Owner: City of Trenton | Reuse: Recreation

Trenton has a long and robust industrial history, as evidenced by the slogan "Trenton Makes the World Takes" emblazoned in lights on a bridge to the city. The Oxford Street site is a 3.6-acre site which was developed in approximately 1910, and has served as a pottery factory, warehouse, wire products fabricator, foundry, automotive storage, and auto body shop, but has lain vacant for approximately 40 years. Next to a mosque and Muslim school in a residential neighborhood, industrial uses are no longer appropriate. A not-for-profit developer, "Trenton Makes Athletic Center" is seeking to establish an indoor sports training facility at the site. Their holistic program requires student athletes complete tutoring, homework or participate in their "Read, Listen & Challenge" program. Their programs range from preschool age to senior citizens, with a focus on at-risk youth. This also meets a need for indoor recreation, a reuse which emerged as a priority in the Recreational Needs Assessment, provided via an EPA technical assistance grant. While the site received an EPA cleanup grant in 2004 allowing for the removal of a significant amount of soil, uncharacterized benzene and petroleum contamination remain in a portion of the site, preventing the redevelopment of the entire parcel. Additional assessment is needed to provide certainty to the developer to move forward.

Allied Textile Printing (ATP) Site, Paterson

Owner: City of Paterson | Reuse: Recreation / Historic Preservation

Paterson traces its industrial heritage back to the late 1700s when Alexander Hamilton championed it as the first planned industrial city. ***With frontage along the Passaic River***, the ATP site is a six-acre parcel within the 118-acre Paterson National Historic Landmark District. The ATP site was in continuous use as a manufacturer of silk and other textiles for over 150 years. Shortly after the facility was shuttered in the early 1980s, a series of fires contributed to the further decline of more than 30 historic mill buildings on site. Contamination at the ATP site includes asbestos, historic fill, USTs, PCBs and metals. The site is being addressed in phases. A two-acre portion, Quarry Lawn, is currently being remediated and redeveloped as an open space area adjacent to the Paterson Great Falls National Park. Funding is needed to develop an implementation plan for the reuse of the remainder of the site; to include a remedial action workplan and structural evaluation of the smokestack to enable remediation to move forward. Once fully remediated and redeveloped, the ATP site will include interactive walkways, rain garden(s), interpretation of the mill building ruins, and open space that will enhance the historic district's Paterson Great Falls National Park.

Gateway Site (formerly Celltex), Perth Amboy

Owner: Private | Reuse: Mixed use

Factories such as Guggenheim and Sons and the Copper Works Smelting Company fueled a thriving economy in Perth Amboy in the mid 1800s. The city suffered a decline in the mid twentieth century, resulting in vacant properties and a distressed populace. The Gateway site is one victim of this decline. A 54-acre site ***situated along the Raritan Bay*** at the entrance to Perth Amboy, the site once held a factory manufacturing asbestos roof tiles and insulation. Unfortunately, this left a legacy of asbestos contamination on the site; now vacant for over 50 years. Currently under private ownership, a developer has been working with the city to develop a plan for the area. The proposals have focused on warehouses, however the vision the city has for the property is as a vibrant "city within a city" which would include mixed use, restaurants, school, housing, shopping, performing arts, a spa and a hotel all taking advantage of the water views. In order to successfully work with the developer to reach this vision and prevent a less desirable use at the site, the city needs to have robust site information in the form of a Phase 1 and Phase 2, to fully understand any environmental constraints which could limit development type. This

information will allow negotiations on the end use to progress, at which point the developer will conduct the remediation.

Wheaton Glass, Millville, NJ

Owner: Millville | Reuse: Commercial

Millville was established in the 1700s around a sawmill, but by early 1800s glass making had taken over as the primary industry. Wheaton Glass was founded in 1888 and manufactured glass for pharmaceutical uses until it closed in 2006. The property, totaling about 50 acres, was the ***site of a sand mine and glass smelting furnaces***. Millville owns 18 acres of this site and has targeted it for commercial reuse. While the property is being remediated by the owner of the legacy liability, Millville needs funding to conduct lead and asbestos surveys and a market study to position the property for redevelopment as the remediation is taking place.

Fairmont Triangle Park Expansion, Jersey City

Ownership: Private- City is in the process of purchasing | Reuse: Open Space

Jersey City was a manufacturing town for much of the 19th and 20th centuries, home to companies such as Colgate, Chloro, Dixon Ticonderoga, and Honeywell. The city experienced a period of urban decline, and lost 75,000 residents from 1950 to 1980. ***A Jersey City coal-burning power plant was recently retired in 2017***. In the 1980s, development of the waterfront helped to stir a partial renaissance for the city, but which left out many of the older, inland neighborhoods. The Fairmont Triangle Park Expansion is an example of this. A former commercial site, it has been home to a restaurant, medical office, and auto service center. It is likely contaminated with petroleum products and suspected underground storage tanks. The city is in the process of acquiring the site so as to expand and improve upon an existing urban park; thus increasing the size of the neighborhood open space, addressing a dangerous intersection, and removing a community eyesore. To make this possible, funding for a Phase 2 is needed.

There are many additional sites that would also benefit from these funds. The table below provides information on some such sites.

Location	Site	Proposed Reuse	Potential Contaminants	Work Needed
Paterson	Dyehouse building	Commercial	Metals, sodium hydroxide, chlorine, sulfides	Phase 1 and 2
Paterson	Junkyards	Riverwalk	Petroleum, heavy metals	Phase 1 and 2
Trenton	Streetyard	Light Industrial	Petroleum	Phase 1 and 2
Atlantic City	Gardner's Basin	Offshore wind farm use	PAHs, metals, VOCs	Phase 1 and 2
Perth Amboy	Landfill	Commercial / solar farm	Nitrates; oils; metals; solvent	Phase 1 and 2
Perth Amboy	Cornucopia	Marina, open space	Petroleum, PAHs	Phase 1 and 2
Jersey City	Colgate Clock	Open Space	Historic Fill impacting soil and groundwater	Phase 1 and 2

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans: Tasked with serving as the State's principal agency for driving economic growth, NJEDA establishes community revitalization initiatives that integrate into State plans. The New Jersey State Development and Redevelopment Plan guides state investments by establishing a vison for the state's future land use. A guiding principle is to drive stronger, fairer development to the state's population centers, which include all priority communities identified in this application. Such development includes the preservation/creation of open space areas to address equity and ensure open space and recreational opportunities are available to everyone. In addition, Governor Murphy's October 2018 NJ "State of Innovation Plan" specifically lists brownfields redevelopment and revitalization of distressed communities as priorities. EPA Assessment funding will support these objectives, as NJEDA vets compatibility with these plans when evaluating funding applications. In addition to being in conformance with the aforementioned State plans, NJ's municipalities are each required to adopt Municipal Land Use Plans. As part of NJEDA's site selection

process, sites to be assessed will be required to demonstrate that the project adheres to such community-approved plans. For example, Bridgeton's park expansion project is documented in the Tin Can Redevelopment Plan, adopted in 2018. As per state law, this redevelopment plan includes an evaluation of the conformance of the plan with the town's master land use plan, the land use plans of surrounding municipalities, and the State plan. Sites assessed through this program will be redeveloped into a variety of reuses, dependent upon the community's priorities.

ii. Outcomes and Benefits of Reuse Strategy: Success will be measured against the state's targeted outcomes, which include the redevelopment of underutilized, vacant and contaminated properties. The target sites are all disadvantaged communities as defined by the July 20, 2021 Justice40 guidance provided to federal agencies, which will benefit from the additional open space, housing, jobs, or services to be provided through these redevelopments. For example, facilitating cleanup of Paterson's ATP site will allow for reuse of additional property within the historic district containing the Paterson Great Falls National Historic Park. According to a National Park Service evaluation, Great Falls received 339,768 visitors in 2020, spending an estimated $20.4 million, which in turn generates $27.1 million in economic output and supports 236 jobs[3]. Increasing the size and amenities available to visitors at Great Falls will increase visitors' time in Paterson, spurring economic growth with an increase in economic spillover effects. Moreover, an ancillary benefit of this project is to preserve and provide interpretation of historic ruins and cultural resources within the historical district. Trenton's Oxford Street project will remove an eyesore that has sat vacant for 40 years into a state of the art indoor soccer training facility that is projected to bring in close to a projected $1.2 million in revenues over the first three years of operation[4], and will improve the lives of disadvantaged Trenton residents from ages four through seniors. Perth Amboy's Gateway site will provide a school, hotel, spa, and retail establishments providing jobs and services, as well as significant housing to replace a blighted vacant and very visible area. Likewise, Atlantic City's Riverside Business Park will provide space for new businesses to diversify the economy and provide jobs, as well as space to expand existing businesses from elsewhere in the city. Jersey City's Fairmont Triangle Park expansion project will create a safe haven in a neighborhood where there is currently a dangerous collection of intersections making it unsafe to enjoy the existing small park. Bridgeton will benefit from an expansion of nearly 14 acres of recreational space where there currently is an abandoned landfill. Millville residents will benefit from 18 acres of new commercial space that will provide much needed jobs to this depressed community. In addition, ***the New Jersey Energy Master Plan has a goal of attaining 100% clean energy in the State by 2050. Several large off shore wind farms have been approved, with construction expected to begin 2023. Numerous on shore O&M and manufacturing facilities will be needed to support these ambitious projects, and several such sites are located in our target municipalities, such as Riverside Park in Atlantic City, which would be candidates for the EPA funding. In addition, existing NJEDA funding instruments provide weighted award criteria for projects demonstrating energy efficiency and/or green energy. The site selection process for EPA assessment sites use will likewise be structured to incentivize renewable energy***.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: The EPA assessment funding will leverage several significant new NJEDA incentives. This includes a $50 million competitive State Brownfield Redevelopment Incentive tax credit, currently under development, which will be able to be used for cleanup and demolition activities. The EPA Assessment grant will serve as a complimentary funding source, providing a source of cleanup funds to bring sites to redevelopment. NJEDA also serves as the bank for the State Hazardous Discharge Site Remediation Fund (HDSRF) grant/loan program. This provides

[3] https://www.nps.gov/subjects/socialscience/vse.htm
[4] https://www.tmacenter.org/projected-finances

municipalities with grants for environmental assessment and 75% of the costs for remediating sites for open space/conservation reuse. As the application, approval, and award process often takes years to complete as well as annual caps that are quickly met for the funding, this money is not a reliable source of funding for all the projects that need assessment funding. Perhaps equally important is the ability of local governments to navigate their way through the state's complex regulatory approvals. As part of an effort to improve government services to brownfield saddled communities, NJEDA has made an investment of $1 Million to fund NJDEP employees to serve as CCI ombudsmen. This technical assistance in the form of in-kind services provided by NJDEP employees is an additional resource strictly for the CCI communities that are the targets of this proposed grant program.

The Paterson ATP site is a good example of the variety of sources that communities have access to in order to piece together a complete and funded project. Paterson has thus far obtained $1.6 Million in HDSRF funds for assessments, $500,000 in State Urban Parks grants to conduct a structural evaluation of the Colt's gun mill, $50,000 in State Historic Trust funds to develop a vision for the site, and they are working with EPA to conduct an asbestos removal action. However, they lack the funds to complete the RAW and implementation plan.

ii. Use of Existing Infrastructure: Reuse of existing infrastructure at all project sites is integrated into the success of this program and it is expected that all projects will take advantage of existing roads, utilities (gas, water, power, sewer, internet), transit, etc. The key infrastructure is already in place for these projects. For example, with the ATP site, the work funded under this grant would promote the reuse of existing structures as this project seeks to stabilize and refurbish historic structures. The assessment grant will ensure the elements of the recreational development at the Bridgeton Tin Can site will tie directly into surrounding uses, building upon the proximity to the school and recreation center. The redevelopment at all priority sites would take advantage of existing transportation networks, as well as existing water, sewer, and electric.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. Community's Need for Funding: The target CCI/GRM communities were selected because they are low income and lack the resources and capacity to address their high preponderance of brownfield sites without outside assistance. Further, all target communities are state Urban Aid communities meaning they rely on State assistance to balance their budget, and GRM communities are those with a limited ability to raise funds through taxation. All communities with the exception of Perth Amboy have unemployment rates above the state and national rates, with rates in the target census tracts typically even higher. Atlantic City's unemployment rate, for instance, is 14% (compared with 5% nationally and 6% statewide), with the unemployment rate in the targeted census tract in Trenton is a staggering 15%. One of our more rural communities, Millville, has a 9% unemployment rate. The median household incomes are a fraction of the state and federal incomes, with rates in the target census tracts typically even lower than the municipality as a whole. Bridgeton, has a median household income only 25% of the state and 51% of residents in the target census tract live below poverty. In the targeted census tract in Paterson, the median household income is only 23% of the state, with 45% of residents there living in poverty. Jersey City's target census tract is just 49% of the state median household income, with 24% receiving SNAP benefits (compared to 9% statewide).[5] Per capita incomes are also similarly low.

The sheer number of brownfields has stymied overall community revitalization efforts for decades. Without public sector support for site assessment and remediation, investment to create improved housing stock and new employment opportunities is not taking place. The problem is compounded for

[5] All data from U.S. Census Bureau, 2015-2019 American Community Survey 5 year estimates

open space reuse. Four of the seven targeted sites are slated for recreational/open space reuse, and such sites do not directly generate tax revenue that could be recaptured to fund redevelopment. Compared to the high demand for brownfield funding, there is limited State funding for this work, and next to no funding available for site reuse planning -a critical step in developing remedial workplans and launching redevelopment. Moreover, as one of the first COVID hotspots in the country, New Jersey is still struggling to financially recover from the pandemic. With 44.2% of New Jerseyians having a "Somewhat Difficult" or "Very Difficult" time paying usual household expenses during the pandemic[6], the state and local governments have to prioritize addressing these issues. The EPA funding will help to close this gap, filling a critical need to allow properties to move toward productive reuse.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: Exposure to the types of harmful substances found at brownfields sites is one risk factor for disease and adverse health effects. The target communities are home to economically disadvantaged populations with higher levels of sensitive populations, including children, minorities and low-income persons, as described below:

- Children: The target communities have a larger percentage of young people compared to the state and country. According to 2019 ACS data, 30% of households in NJ and 28% of households in the US have children. The target communities have a higher percentage of families with children, such as Perth Amboy (37%), Paterson (35%), and Bridgeton (38%). According to the World Health Organization, children are more vulnerable than adults to environmental risks such as air pollution and chemical hazards.
- Minority Populations: The target communities are comprised primarily of minority residents. Whereas the minority population of the US and NJ populations is 39% and 45% respectively, our target communities have minority populations much higher. With the exception of Millville, minority rates range from that ranges from 78% (Jersey City) to 92% (Paterson) according to 2019 ACS data. EPA, the National Resources Defense Council and others have documented that high polluting and contaminated sites tend to be located in minority-dominated areas, and that a disproportionate number of minority communities contain highways, airports, landfills, incinerators, and other potentially toxic sites.
- Low-income Persons: The per capita incomes are a fraction of the state and federal incomes, with rates in the target census tracts ranging from 29% (Paterson) to 69% (Millville) of the state per capita income. Poverty levels range from 37% in Atlantic City to 17% in Jersey City and Millville, all well above the state and federal levels of 12% and 13% respectively. Furthermore, as COVID has highlighted, populations of color are at higher risk due to chronic underlying health issues caused by poverty. This is highlighted by the large number in our target communities lacking health insurance. While 8.8% of people across the country are uninsured, 22% in Bridgeton and 18% in Paterson and Trenton don't have health insurance.

By facilitating remediation of brownfield sites in these vulnerable communities, EPA's assistance will help reduce health and welfare threats to these sensitive populations by not only paving the way for the removal of the contaminants but by building awareness of the effects of environmental hazards and promoting the reuse of lands for community benefit.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The target communities suffer from a greater-than-normal incidence of diseases associated with exposure to hazardous substances, pollutants and contaminants such as those known or suspected to be present at our targeted sites, as described below.

[6] Week 39 Household Pulse Survey: September 29 – October 11 (census.gov)

- Asthma: The Center for Disease Control (CDC) and EPA's EJScreen indicators show that all the target communities with the exception of the more rural Bridgeton and Millville, have traffic proximity scores significantly higher than state and national averages. Traffic, air pollution and air particulates are strongly tied to asthma. According to the New Jersey Department of Health County Asthma Profiles, for children under 18 in 2013-2014 (most recent year data is available), five of the six counties with our target sites have equal to or higher than the State percentage of current asthma prevalence. While the state average is 9%, Cumberland County (Millville and Bridgeton) have an astonishing 13.1% of children suffering from asthma. Passaic (Paterson) is not far behind with 10.9%, followed by Atlantic County (Atlantic City) at 10.7%, Hudson (Jersey City) at 10.1%, and finally Mercer (Trenton) which ties the state average at 9%.
- Lead poisoning: Lead poising is a very serious issue for many of our target communities, particularly Trenton and Atlantic City, who with 6.7% and 5.7% of screened children between the ages of 6 to 26 months had elevated blood lead level at or above 5 ug/dL in 2019; well above the state average of 2.1%.[7] Children are especially vulnerable to lead poisoning, which can cause severe negative health outcomes, learning disabilities and behavioral problems. In addition to being a common contaminant at brownfield sites, lead is also found in a variety of other sources, including lead-based paint and lead-contaminated dust from older homes built before 1978. According to EPA's EJ Screen, all the target communities had a larger proportion of pre-1960 housing than the national average, With Trenton having nearly three times the inventory, and Perth Amboy and Bridgeton over twice the national number, demonstrating an increased risk of exposure to lead poisoning.
- Cancer: According to the New Jersey Health Assessment Data Health Indicator Report of Incidence of All Invasive Cancers, 2018, most of our target community Counties experience a greater incidence of cancer than the US overall, with the only exception Jersey City. Mercer County, home to Trenton, reports 483.7 incidents of invasive cancer per 100,000 people, in contrast to the national average of 436.8. Given the number of brownfield sites contributing to the overall exposure to cancer causing materials, this is not surprising.
- Birth Defects: According to the New Jersey Department of Health Birth Defects Registry, 2013-2017 the incidence of certain birth defects is higher in several of our target community counties than the state overall. Cumberland County, home of Bridgeton and Millville have 19.7 incidents of orofacial defects per 10,000 births; higher than the State rate of 12.4. Passaic County, where Paterson is located, has 31 incidents of musculoskeletal defects per 10,000 births, compared to 23.7 statewide. Trenton's Mercer County has 119.8 cases of cardiovascular defects, compared to 94.4 statewide, and Middlesex County where Perth Amboy is, has 8.5 central nervous system defects per 10,000 births compared to 6.2 statewide.

Facilitating the assessment of brownfield sites will not only identify whether harmful threats that can contribute to these elevated negative health outcomes are likely present, but will also determine the corrective action required will put these properties on the path to a healthy and beneficial reuse and thereby contribute to a reduction in the incidence of disease and adverse health conditions. Identification and removal of a neighborhood source of contaminated particulate matter will benefit those in the surrounding community that suffer from asthma and lead poisoning, and help to prevent future cases of these as well as prevent additional cases of cancer and birth defects.

(3) Promoting Environmental Justice: Many NJ communities contend with significant environmental justice (EJ) issues. In fact, all of the target communities are Overburdened Communities as defined by New Jersey's Environmental Justice law; and all are in the top 20%, uniformly at risk for almost every variable of environmental risk provided in EPA's EJscreen (the single exception being the more rural community of Millville, which is in the top 40%.). These communities scored in the 80-95th

[7] Childhood Lead Exposure in New Jersey, Annual Report 2019

percentile for NATA Cancer Risk and Respiratory Hazard indexes in both the State and USA comparisons. Bridgeton scores in the top 5% for particulate matter, ozone, NATA Air Toxics Cancer risk, and lead paint indicatory; Jersey City meets this unfortunate distinction for RMP proximity, hazardous waste proximity, and wastewater discharge indicator. The communities targeted for assessment funds experience disproportionately high rates of negative environmental impacts and contain large numbers of contaminated sites as previously indicated. Facilitating the remediation of brownfield sites in the target communities will help reduce the impact of EJ issues. NJEDA considers the alleviation of EJ concerns in its selection of assessment sites, per a 2018 NJ Executive Order requiring State agencies to address EJ concerns. NJEDA has recently created an EJ Working Group to create a robust program that addresses EJ impacts within our funding and economic development programs. We expect this assessment grant, and its site selection process, to play an important role in our EJ program.

b. Community Engagement

i. Project Involvement: NJEDA's primary program partners will be the CCI representatives at NJDEP, who serve as the local government points of contact. These coordinators and local contacts will link to the grassroots groups within each community, such as Isles, a CDC in Trenton; and the Gateway Community Action Partnership, a group established to provide community input on the Perth Amboy target site. These grassroots groups will be the primary driver in outreach to the residents. Other program partners include statewide nonprofit advocacy groups: Commerce and Industry Association of NJ (CIANJ) and NJ Business and Industry Association (NJBIA); NJ Builders Association; Brownfield Coalition of the Northeast (BCONE); the NJ Brownfield Assistance Center, and Licensed Site Remediation Professional Association (LSRPA). Community groups in non-CCI communities will be engaged through coordination with local officials to assist with targeting the most relevant and effective outreach vehicles. In all sites, a minimum of one community meeting will be held to discuss the project.

Name of organization/entity/group	Point of contact	Email	Phone
NJDEP Manager, CCI Program	Frank McLaughlin	Frank.mclaughlin@dep.nj.gov	609-633-8227
Jersey City, Environmental Planner	Lindsey Sigmund	LSigmund@jcnj.org	201-547-5010
Millville, Planning and Zoning	Yazmin Moreno	Yazmin.moreno@millvillenj.gov	856-825-7000 x 7341
Trenton, Brownfields Coordinator	JR Capasso	jcapasso@trentonnj.org	609-989-3501
Atlantic City Planning and Development	Jacques A. Howard	jhoward@acnj.gov	(609) 347-5417
Bridgeton, Business Administrator	Kevin Rabago, Sr.	rabagok@cityofbridgeton.com	856-455-3230
Paterson, Dir. Of Historic Preservation	Gianfranco Archimede	garchimede@patersonnj.gov	973.321.1220 x2263
Perth Amboy, Administrative Analyst	Joel Rosa	jrosa@perthamboynj.org	732-826-0290 x4008
CIANJ, CEO	Anthony Russo	arusso@cianj.org	201-368-2100
NJBIA, Chief Business Relations	Wayne Staub	wstaub@njbia.org	609-858-9477
NJ Builders Assoc., CEO	Grant Lucking	grant@njba.org	609-570-2157
BCONE, Executive Director	Sue Boyle	sboyle@geiconsultants.com	856-291-5650
NJ Brownfield Assistance Center, Ex Dir	Colette Santasieri	santasie@njit.edu	973-642-4165
LSRPA, Board President	Mark Peitrucha	mpietrucha@woodardcurran.com	609-436-5539

ii. Project Roles: NJDEP CCI Liaisons typically interface with the CCI communities on a weekly basis, and will support the NJEDA Assessment Grant implementation by facilitating communications between NJEDA and the communities. They are in a position to connect NJEDA with priority projects in need of assessment funding and will work to identity local community members and solicit their input in site redevelopment decisions, including identification of prospective sites, cleanup, and reuse. The CCI program partners are representatives from the local municipalities that are responsible for establishing

brownfield redevelopment priorities in their communities. They have committed to assisting with the identification of sites; identification and coordination with local stakeholders impacted by the targeted sites; providing space for community meetings; and site access assistance. Most importantly, they are an access point to the local community groups, which will be leveraged to engage with residents on decisions regarding site cleanup and reuse, through meetings, direct engagement, signage at sites, and other mechanisms as appropriate. Other partners are available to assist with marketing, as they are liaisons to the developer communities: CIANJ, NJBIA, NJ Builders Association, BCONE, and LSRPA.

iii. Incorporating Community Input: Any site making use of the EPA funding will be required to show local support for the project via a local project sponsor and a support letter. Prior to conducting the site assessment, a minimum of one community meeting will be held to discuss the planned site work. These meetings will be held on-line via a web-based meeting platform such as Microsoft Teams or Zoom; or in person. A virtual document repository, to include a project fact sheet translated into different languages as appropriate for each community, will be required on the municipal website of the community where assessment activities are to take place. This will allow for sharing of assessment information with community members. An email address will be included to provide a mechanism for receiving public comments and for NJEDA, their consultants, and/or the targeted municipalities to respond to such comments.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks / Activities and Outputs

NJEDA will follow applicable federal and state procurement requirements for all contracts.

Task 1 Program Management:
i. Implementation: Activities include activities necessary for management of the grant, including vetting site eligibility, reporting requirements, procurement of consultants and reviewing expenditure eligibility. Travel is to attend EPA and state brownfield conferences/workshops. After requests for priority CCI/CRM sites have been processed during the initial grant period, we will open requests for assessment to other communities in NJ whose projects can assist disadvantaged communities and/or demonstrate strong community benefits. While the assessment grant will cover some time for NJEDA personnel to manage the program, the majority of the effort will be funded by in-kind contributions by NJEDA.
ii. Schedule: Five year - Duration of cooperative agreement performance period.
iii. Tasks/Activity Lead: Programmatic Management activities will be fulfilled by a combination of NJEDA and a grant management contractor. Travel is for NJEDA Program Manager.
iv. Outputs: RFP for grant manager (1); conferences/workshops (4); ACRES; quarterly reports (20); MBE/WBE (5); Financial Reports (5); Eligibility Determinations (up to 38).

Task 2 Outreach:
i. Implementation: For each site selected for assessment, NJEDA will work with NJDEP and the local government in the targeted community to conduct outreach prior to each assessment phase and provide an online informational platform after the assessment field effort has been completed. While the EPA assessment grant will cover some time for NJEDA personnel to conduct the outreach efforts, a fair portion will be funded by Non-EPA Grant resources to include in-kind contributions in the form of NJEDA, NJDEP, and local government personnel.
ii. Schedule: Outreach being conducted toward the end of Year 1 and throughout Years 2 -5.
iii. Tasks/Activity Lead: NJEDA assisted by Project Partners and environmental consultant
iv. Outputs: Meetings attended (73); flyers/signs produced (73); and meeting minutes (73)

Task 3 Phase I / Preliminary Assessments (PA):
i. Implementation: NJEDA will conduct (38) Phase I assessments; at least one such assessment is anticipated in the seven targeted communities, with the balance in other priority communities. The assessments will comply with the most current federal and state standards, including participation in the NJDEP Licensed Site Remediation Professional (LSRP) program, the regulatory framework for conducting assessments in NJ. Non-EPA Grant resources include in-kind contributions of NJEDA to procure and manage the LSRPs.
ii. Schedule: Procurement of LSRP consultant - Year 1. Phase Is - latter part of Year 1-Year 5.
iii. Tasks/Activity Lead: Consultant performing the assessment activities; oversight by NJEDA.
iv. Outputs: RFP for LSRP (1); 38 Phase I reports

Task 4 Phase II / Site Investigations (SI):
i. Implementation: NJEDA will conduct (35) Phase II assessments; at least one such assessment is anticipated in the seven targeted communities, with the balance in other priority communities. The assessments will comply with the most current federal and state standards, including participation in the aforementioned LSRP program. Non-EPA Grant resources include in-kind contributions of NJEDA to procure and manage the LSRPs.
ii. Schedule: Procurement of LSRP consultant - Year 1. Phase IIs- latter part of Year 1-Year 5.
iii. Tasks/Activity Lead: Consultant performing the assessment activities; oversight by NJEDA.
iv. Outputs: QAPPs (35), Health and Safety Plans (35), and Phase II reports (35).

Task 5 Reuse Planning:
i. Implementation: NJEDA will conduct reuse planning. One such planning effort will be the reuse implementation and RAW at the ATP site in Paterson, and another the market and reuse study in Millville, along with other planning efforts such as Analysis for Brownfield Cleanup Alternatives (ABCAs) and remedial action workplans (RAWs). Non-EPA Grant resources include in-kind contributions of NJEDA personnel to procure and manage the consultants.
ii. Schedule: Procurement of consultant - Year 1. Reuse Planning - Year 1-Year 5.
iii. Tasks/Activity Lead: Consultant performing the planning activities; oversight by NJEDA.
iv. Outputs: Market / Reuse Plans / Conceptual Designs (12); ABCAs / RAWs (12)

b. Cost Estimate

All pricing is based on actual market costs for similar services performed. Personnel/fringe has been rounded down to whole dollar amounts.

Task 1 Program Management:	
Personnel: 550 hours @ $56.80/hour	$31,240
Fringe: @ 34.37%	$10,736
Contractual: Management Consultant 5 years est. @$6,800/year	$34,000
Travel: 4 EPA conferences or workshops @ $1,795/event	$7,180
Task 2 Outreach:	
Personnel: 450 hours @ $56.80/hour	$25,560
Fringe: @34.37%	$8,784
Supplies (printing meeting materials; signage): 73 meetings years est. @$125/mtg	$9,125
Contractual: Assessment Consultant meeting participation 73 meetings est. @$500/mtg	$36,500
Task 3 Phase I / PA: Contractual: 38 sites est. @$4,000/site	$152,000
Task 4 Phase II / SI: Contractual: 35 sites est. @$34,425/site	$1,204,875
Task 5 Reuse Planning:	
Contractual: Market/Reuse Plans/Conceptual Design 12 sites est. @$28,000/site	$336,000
Contractual: ABCAs / RAWs 12 sites est. @$12,000/site	$144,000

Budget table is presented below. All costs are direct costs; there are no EPA funded indirect costs:

Budget Categories	Project Tasks *(NOTE: NUMBERS HAVE BEEN ROUNDED)*					
	Task 1 Program Management	Task 2 Outreach	Task 3 Phase I / PA	Task 4 Phase II / SI	Task 5 Reuse Planning	Total
Personnel	$31,240	$25,560				$56,800
Fringe Benefits	$10,736	$8,784				$19,520
Travel	$7,180					$7,180
Supplies		$9,125				$9,125
Contractual	$34,000	$36,500	$152,000	$1,204,875	$480,000	$1,907,375
Other						$0
TOTAL	**$83,156**	**$79,969**	**$152,000**	**$1,204,875**	**$480,000**	**$2,000,000**

c. Measuring Environmental Results

NJEDA will be collecting EPA outcome/output data for the metrics described above via annual reports until the sites have been redeveloped or until the close out of the EPA grant, whichever occurs first. Once this information is collected, it is entered into ACRES. NJEDA uses Microsoft CRM software to track financial metrics, and have a project management platform to track program metrics. These applications will be used for EPA assessment grant tracking. We will host quarterly meetings with our EPA Project Officer to keep the project on track and the regional representative appraised of project progress.

4. PROGRAMMATIC CAPABILTIY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Capacity and iii. Description of Key Staff: With a staff of almost 300, NJEDA has the in house structure and capacity to implement the EPA grant. Over the past 10 years, NJEDA has provided 83,048 loans, grants, and loan guarantees for over $2.3 billion in support. Elizabeth Limbrick, NJEDA Director, Brownfields and Sustainable Systems, will serve as the EPA Program Manager, ensuring compliance with the cooperative agreement and oversight of the assessments. She has 26 years of environmental consulting, state regulatory, and EPA TAB program provider experience, bringing a unique skill set to NJEDA's grant program. She is an LSRP with a BS in Environmental Science.

ii. Organizational Structure NJEDA has established a strong staff of four dedicated brownfield staff, who are supported by the entire NJEDA organization of nearly 300 financial and redevelopment professionals. This grant will further be supported by a professional grant management consultant experienced in administering federal grants.

iv. Acquiring Additional Resources: NJEDA has an in-house procurement division, and will publish requests for proposals in accordance with applicable Federal and State requirements to procure experienced consultants necessary to implement the EPA grant including a grant manager, environmental and other consulting firm(s) to implement assessments and planning activities.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant: NJEDA received our first EPA Brownfields cooperative agreement on October 22, 2020 for an $800,000 RLF grant. To date we have developed the program pre-application and application, guidance documents, and the technical review process and are getting ready to launch the loan program. We received our second EPA grant on October 1, 2021, a $300,000 Assessment Grant. We have already released an RFP to contract with an LSRP. We are on schedule with both grants and compliant with grant requirements to include ACRES reporting.

New Jersey Economic Development Authority
EPA Assessment Grant Proposal

Threshold Documentation

THRESHOLD CRITERIA

1. Applicant Eligibility: The New Jersey Economic Development Authority (NJEDA) is a New Jersey state government agency.

2. Community Involvement: Any site making use of the EPA funding will be required to show local support for the project. A local project sponsor and a support letter will be required. Prior to conducting the site assessment, at a minimum, one community meeting will be held to discuss the planned site work and provide contact information for the environmental consultant and NJEDA program manager. However, it is anticipated that more than one community meeting will be held per site.

During this community meeting, reuse options will be presented, however, it is very likely that when a site is proposed and selected for the NJEDA assessment program, its reuse considerations will have already been vetted by residents and other stakeholders. For example, Jersey City's expansion of Fairmont Triangle Park was a direct result of a community driven planning process as part of their "Pavement to Park" initiative. This project was borne out of a series of public meetings around park safety and accessibility.

As appropriate, these meetings will be held on-line via an online platform such as Microsoft Teams or in person. A virtual document repository, to include a project fact sheet translated into as many as 11 different languages as was done for our COVID grant fact sheets, as appropriate to the community, will be required on the municipal website of the community where assessment activities are to take place. This will allow for sharing of assessment information post-field efforts with community members. An email address will be included to provide a mechanism for receiving public comments and for NJEDA, their consultants, and/or the targeted municipalities to respond to such comments.

Our community meetings are "mobile phone-friendly". Many residents in the state's economically-disadvantaged areas do not have access to a computer. Almost all have access to a smart phone and with it internet access. New Jersey, unlike other areas in the country, has wide-spread broadband coverage, "From the data we currently have, despite the lack of precision, we know that New Jersey is one of the most highly wired states, if not **the highest**, in the nation." https://www.njfuture.org/2020/09/16/broadband-for-all-the-geography-of-digital-equity-in-new-jersey/. As of March 2021, New Jersey had closed the digital divide among students, providing every K-12 public school student with devices and internet access.

3. Named Contractors and Subrecipients: Contractors will be procured in accordance with State and Federal procurement requirements in an open competition upon receipt of award as per 2 CFR Part 200 and 2 CFR Part 1500. There are no subrecipients envisioned under this project.

4. Expenditure of Assessment Grant Funds: Not applicable. The NJEDA received an EPA Brownfield assessment grant that became active on October 1, 2021, and thus no funds were expended by that date.

5. Target Areas and Priority Sites: Our application provides seven target areas with a priority site in each area. These sites are detailed in the application narrative and in the Narrative Information Sheet.